

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

July 22, 2015

The meeting was called to order at 4:00 p.m. by Chair Barbara Thomas at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Barbara Thomas, Clover Meaders, Latai Tupou, and Martell Winters

ABSENT

N/A

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Jody Knapp, and Nichole Camac

AUDIENCE

Approximately six (6) people were in the audience

SUBDIVISION APPLICATIONS

S-12-2015

Iris Garden Subdivision

3780 South 3200 West

R-1-8 Zone

4 Lots

BACKGROUND

Mr. Don Francis, is requesting preliminary and final plat approval for the Iris Garden Subdivision. The subject property is located at 3780 South 3200 West. It is bordered on the north, east and south by existing residential development. The property has an existing dwelling on what will become lot 1 of the subdivision. It is anticipated that this dwelling will remain. The remainder of the property has been vacant for many years.

STAFF/AGENCY CONCERNS:

Fire Department:

Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

Project will need to run availability for water, sewer and fire protection.
Subject to design and review inspections.

Utility Agencies:

Subject to all standard easement locations.

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Revisions to plat are required.

Follow recommendations outlined in the soils report.

Coordinate new drive approaches with the Engineering Division.

Building Inspections:

A soils report will be required regarding potential groundwater impacts.

ISSUES:

The developer is proposing a preliminary and final plat for a new subdivision consisting of 4 lots. An existing single-family dwelling is located adjacent to 3200 West on what will be lot 1. Lot sizes range from 8,467 to 9,975 square feet. Although zoned R-1-8, the average lot size in the subdivision has been calculated at 9,216 square feet.

Access to the subdivision will be gained from 3780 South, 3140 West and 3200 West. Streets on all sides of the proposed subdivision already exist with standard improvements. The developer and/or builder will need to coordinate utility installation and new drive approaches with the City Engineering Division.

As with all new subdivision development, there is a concern with the potential of ground water impacts. The applicant will need to provide a soils report in accordance with City Ordinances. Any evidence of ground water will require that the lowest floor slab be 3 feet above that elevation.

The subdivision is located on property zoned R-1-8. Therefore, the City's current ordinances governing housing standards will apply.

STAFF ALTERNATIVES:

1. Approval of the Iris Garden Subdivision subject to a resolution of staff and agency concerns.
2. Continuation to address issues raised during the public hearing.

Applicant:

Don Francis
578 S 650 W
Farmington, UT

Discussion: Steve Lehman presented the application. Jack Matheson stated that the plat indicates a large portion of property that was dedicated to 3200 W and asked if this is typical. Steve replied the City did a street project on 3200 W several years ago and indicated that the plat may simply show this. Don Francis, the applicant, stated that this is a family owned property and subdividing it will make it more marketable. He stated that the property has been owned by his family since the 1930's and the plat likely shows property that was acquired by the City throughout the years. Barbara Thomas asked if the detached sheds will be removed. My. Francis replied yes. Steve stated that after looking more closely at the plat, it likely indicates right of way that has been used by the public but was never officially dedicated.

Motion: Commissioner Meaders moved for approval, adding a conditional that a soils report will be required.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-S-12-2015- Approved

S-13-2015

America First Federal Credit Union 4100 South Subdivision

4100 South 5600 West
RB Zone
2 Lots
2.85 Acres

BACKGROUND

Jeff Randle, representing America First Credit Union, is requesting preliminary and final subdivision approval for a commercial subdivision in the RB Zone. The subject property is located on the northeast corner of 4100 South and 5600 West.

ISSUES:

The commercial subdivision is being proposed to consolidate 5 individual parcels into 2 commercial lots. The newly formed lots would then be used for an America First Credit Union and an Auto Zone.

Lot 1 consists of 1.8 acres and is located at the corner of 4100 South 5600 West. Lot 2 consists of 1.05 acres and is located to the north of lot 1. As part of the subdivision plat, the right-of-way along 5600 West and 4100 South has been illustrated at the full width necessary for a future interchange resulting from the future Mountain View Corridor.

Access will be gained from both 4100 South and 5600 West. The 4100 South access will be located as far to the east of the intersection as possible. It will be a right-in/right-out access due to the configuration of the intersection. The access along 5600 West will be a shared access between the two properties. The Planning Commission will review these issues during the conditional use application.

Because this application is a commercial subdivision, staff and agency comments will be better addressed through the conditional use process. This application is simply to divide the multiple parcels into developable lots.

STAFF ALTERNATIVES:

1. Approve the America First Credit Union 4100 South Subdivision subject to a resolution of staff and agency comments.
2. Continue the application to address concerns raised during the Planning Commission hearing.

Applicant:

Jake Tate
2010 N Redwood Road

Discussion: Steve Lehman presented the application. Barbara Thomas stated that allowing vehicles to turn left onto 5600 W from the property seems unsafe. Steve replied that he will discuss this concern with the City's traffic engineer. Jack Matheson asked if the layout of the subdivision will allow access to the east if that property ever develops. Steve replied that the proposed layout will allow a potential connection to the east in the future. Harold Woodruff asked what the property to the east is zoned. Steve replied residential business. Jake Tate, representing the applicant, stated that the property only allows right in and right out onto 5600 W currently. He indicated that a median will also be installed in the future so left hand turns will be restricted.

Motion: Commissioner Winters moved for approval.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-S-13-2015- Approved

CONDITIONAL USE APPLICATIONS

C-35-2015

Wild Ginger

4758 W. 4100 S.

C-1 Zone (1.0 Acre)

The applicant, Van Nguyen representing Wild Ginger, is requesting conditional use approval for a multi-tenant building for property located at 4758 West 4100 South. The property is zoned neighborhood commercial (C-1) and the West Valley City General Plan designates this area as neighborhood commercial. The surrounding zone is R-1-8 to the north and east, with C-1 to the south and west. The surrounding land uses include the Hunter Library to the north and east, a credit union to the west and a physical therapy office to the south.

There are currently two single family residential homes on the parcel. Salt Lake County records indicate that the homes were constructed in 1959 and they are currently vacant. The applicant plans to demolish the homes on the parcel and develop the property into a multi-tenant commercial building. The tenant mix would include a restaurant, market and retail/office space.

This property was rezoned from R-1-8 to C-1 in 2013 (GPZ-6-13). A development agreement was included with the approval with requirements that would help achieve a building design that would be compatible in terms of scale and architecture to other businesses in the area and reflect a neighborhood feel. This agreement stated that the building must be located in the southwest corner of the site, include a pitched roof and that the building design must comply with the Commercial Design Ordinance with the west and south sides of the building to be considered primary facades. The building will be constructed of stucco, with stone and metal panel sections, as well as awnings. There is a single story portion that will include a pitched roof and a two-story portion with a decorative parapet. As submitted, the design meets the Commercial Design Standards.

There are 70 parking stalls provided on site. The proposed tenant mix includes a restaurant (2,930 sqft), a market (4,588 sqft) and also retail/office (5,088 sqft) that is located on the second level. With the shared parking arrangement on site, 69 parking spaces are required.

The C-1 zone requires that the site contain 20% landscaping. The applicant is showing that 21.2% of the site will be landscaped. This includes the frontage along 4100 South which is listed as a High Image Arterial and subject to the requirements set forth in chapter 7-13, of the West Valley City Municipal

Code. The development agreement also requires that a concentration of landscaping be added along the south and west sides of the building to enhance and soften those façades.

There is currently an existing 6' masonry wall along the north and east sides of the site that separate this use from the Hunter Library. The development agreement stated that the City Council wanted a pedestrian connection provided between these two sites. The wall was constructed by the Library so we will continue to discuss this option with the Library and try to facilitate some sort of connection.

Currently, the grade on the property slopes from the southwest corner to the northeast. Therefore the site plan shows a retaining wall along the north and east sides of the site in the 5' landscaped parking buffer. Staff has some concerns in how this will be laid out and possible impacts to the existing masonry wall so we have requested that a cross-section of these areas be provided so it is clear how this grade change will be addressed. The applicant will also contact the library to discuss alternatives including possibly redoing the wall so that the sites join together is a more desirable way.

A dumpster has also been provided in this southeast corner of the site. Since the adjacent property is zoned R-1-8 the dumpster must be set back at least 20' from this property boundary. This grade change may also impact the dumpster so more details on that design have been requested as well.

Signage will be located on the building and there may be a monument sign installed in the future. The design of that monument sign would be similar to the architecture of the building. All signage must comply with all the requirements set forth in the West Valley City Code.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing, and the following conditions:

1. All requirements set forth in the Development Agreement shall be met (see attached Exhibit B from GPZ-6-2013).
2. There must be adequate parking provided for the proposed tenant mix.
3. The landscaping must be installed per the approved plan and in accordance with the Standards for Landscaping Along High Image Arterials.
4. More detail must be submitted on how the grading will be accommodated along the north and east sides of the site to mitigate any impacts on the adjacent site and existing masonry wall.
5. The dumpster must be setback 20' from the adjacent residential zone boundary.
6. Signage must comply with the West Valley City Code.
7. All additional requirements of affected departments and agencies must be met.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Van Nguyen
4778 W 4100 S

Discussion: Jody Knapp presented the application. Jack Matheson asked why the dumpster must be set back 20 feet when the wall requirement can be waived. Jody replied that the ordinance states the dumpster must be set back 20 feet from a zone boundary while the wall condition indicates a residential use. She indicated that the library is on property that is zoned R-1-8 but doesn't function as a residential use. Barbara Thomas asked why rocks are indicated on the plan

when there is an existing wall to the east. Jody replied that with the grade change, there would be a 9 foot wall and the applicant feels the rocks will help soften the view. Brent Fuller asked if the existing trees on the library side of the wall will remain. Jody replied that she isn't sure but indicated that removing the wall likely would not damage or harm them. She added that if they were removed, they would need to be replaced. Van Nguyen, the applicant, stated that he has been working to clean up the property. He stated that the north and east side walls will be removed, the property will be leveled up, and another retaining wall will be installed to make everything level. Chairman Thomas asked if there has been a response from the library regarding the wall. Mr. Nguyen stated that he is working with the library and is currently unsure how the wall situation will be resolved. He indicated that he doesn't have a lot of communication with his architect so he doesn't have a clear idea of how the property will be graded. Latai Tupou asked if the lot can be leveled enough to match the grade of the library. Jody replied that there are several potential options that can be looked at to resolve grade problems. Chairman Thomas stated that she feels it's important to hear the library's perspective on things. Commissioner Fuller agreed and added that he wants more information on grading. Commissioner Matheson agreed.

Motion: Commissioner Woodruff moved for continuance to allow the applicant time to discuss plans regarding the wall to the north and east with the library property owners and to find possible alternative solutions for grading the property.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-C-35-2015- Continued

PLANNING COMMISSION BUSINESS

Approval of Minutes from July 8, 2015 (Regular Meeting) **Approved**

Approval of Minutes from July 15, 2015 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:31 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant